

MACOMB TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES OF A REGULAR MEETING HELD ON  
JULY 12, 2005

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD, MACOMB, MI 48042

PRESENT: CHAIRMAN, BRIAN FLORENCE  
MEMBERS: EDWARD GALLAGHER  
TONY POPOVSKI  
DAWN SLOSSON

ABSENT: VICTORIA SELVA

ALSO PRESENT: COLLEEN OCONNOR, TOWNSHIP ATTORNEY  
JACK DAILEY, PLANNING CONSULTANT  
(Additional attendance record on file with Clerk)

Call Meeting to Order.

Chairman FLORENCE called the meeting to order at 7:04 P.M.

1. Roll Call.

Secretary SLOSSON called the Roll Call. Member SELVA absent.

2. PLEDGE OF ALLEGIANCE.

3. Approval of Agenda Items. *(with any corrections)*  
*Note: All fees have been received and all property owners were notified by mail*

**MOTION by GALLAGHER seconded by SLOSSON to approve the agenda as presented.**

**MOTION carried.**

4. Approval of the previous meeting minutes:

**MOTION by POPOVSKI seconded by GALLAGHER to approve the meeting minutes of June 28, 2005 as presented.**

**MOTION carried.**

PURPOSE OF HEARING:

To consider the requests for variance(s) of Zoning Ordinance No. 10 for the following:

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Agenda Number/Petitioner/ Permanent Parcel No.	Zoning Ordinance Section No.
(5) Peter and Corrina Freeman Permanent Parcel No. 08-17-251-003	Section 10.0504(E)(3) 10.0504(A)
(6) Consumers Energy Company Permanent Parcel No. 08-06-300-005	Section 10.0404(A)(6)
(7) Andrew Eskelinen Permanent Parcel No. 08-06-300-030	Section 10.0311(C)
(8) Thomas Bernasconi Trust Permanent Parcel No. 08-16-100-015	Section 10.0704(3)(c)
(9) Phillips Sign and Lighting	Section 10.1065(I)(3)
5. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE; Permission to vary section: 10.0504(E)(3) Request to reduce rear yard from 50' to 25'. Section 10.0504(A) Request to reduce minimum lot area from 30,000 square feet to 17,300 square feet. Located on West side of Romeo Plank Road, approx. 1/2 mile South of 24 Mile Road; Section 17. Peter and Corrina Freeman, Petitioner. Permanent Parcel No. 08-17-251-003.	

Chairman FLORENCE read the findings and recommendations of July 7, 2005. They are as follows:

The matter was considered by the Zoning Board of Appeals at its meeting of May 10, 2005 and was tabled at the request of the petitioner.

The petitioner is requesting variances from the provisions of the R-1-S zoning district to reduce the depth of the lot and the rear yard setback to have existing lot and structures property varianced for future building permits. The property is zoned R-1-S.

The property is trapezoidal in shape with the house situated parallel to Romeo Plank. The front yard setback from the center line of Romeo Plank is 78'. The zoning ordinance requires a 90' setback. The rear yard is 29' and the zoning ordinance requires 50' in an R-1-S zone. The parcel contains approximately 14,750 square feet including the right of way for Romeo Plank.

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**RECOMMENDATION:**

It is recommended that the variance request be denied for the following reasons:

1. Compliance with the strict letter of the setback requirements would not unreasonably prevent the ownership from using the property as zoned. Other residential structures planned in Macomb Township will be required to comply with the same setback requirements which are evidence that the proper setbacks would not be unnecessarily burdensome. The garage wing of the residence is already encroaching in the required rear yard setback and the front of the house is encroaching in the required front yard setback.
2. The granting of a variance as requested would give to the applicant an advantage or benefit not received by any other property owners in residential developments in Macomb Township. The other owners are or will be required to comply with the setback requirements. As a result the other property owners do not have the opportunity to make use of the required setbacks.

There is nothing unusual about the parcel in question that sets it apart from other parcels in area or in Macomb Township. There is nothing to prevent any part of the dwelling from maintaining the property setbacks. For example, there are no significant grade differences or natural feature such as a stream or wetland to prevent full use of the parcel according to the ordinance as written.

The petitioner submitted the following letter dated June 29, 2005 asking for a tabling of the above mentioned item.

“This letter is to update you on our intentions to address the variance request for 52121 Romeo Plank Road, Macomb, MI. At the last public hearing dated May 10, 2005 a motion was approved to table the discussion on this request until further information could be gathered.

The above parcel does not meet the minimum lot requirements for an R1S zoning for lot area and front and rear yard setbacks. Since the May 10<sup>th</sup> meeting, we have been assisted by the township in reviewing the history of this parcel sectioning and possible earlier variances. To date, we have recovered from the Macomb County Treasurer Land File Division a copy of the approval for the split of the above said parcel dated January 10, 1980 by Harold R. Masters, Macomb Township Assessor. (A copy has been given to be added to our records at the township.) This document shown that the parcel was split under the R1S zoning and was approved by the Corporation of the Township of Macomb. Our research on the R1S zoning ordinance shown no amendments to the lot requirements since its inception and as a result the split approval conflicts with this R1S zoning ordinance without no evidence of an approved variance. This is my understanding based on protocol.

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Building Department records also contain approved permits for the home, septic system, and addition of garage, citing the R1S code. Again these approvals conflict with the R1S zoning ordinance without evidence of an approved variance. No evidence was found in the Building Department records or the Assessment Department records.

Based on current protocol on issuing permits an approved variance should have been granted prior to approval to build. As such records have not been obtained. We are requesting additional time to research the history of this parcel in its entirety, unless based upon the above findings the variance would be granted. Any further assistance by the Township would be appreciated.

Regardless of our original desire to obtain the variance the question was posed at the public hearing on May 10, 2005 regarding the legal salability of the property since the current lot area, front and rear yard setbacks are non-conforming to the R1S zoning ordinance. The Zoning Board did not feel that they could answer that question. We to have not been able to get a satisfactory answer and obviously, this has become our primary concern, as it would definitely be a hardship not to be able to legally sell our property.

We have much appreciated the assistance of the Township of Macomb and believe that we can effectively work together to ratify this parcel and request for variance. Thank you for your time and consideration.”

Petitioner was not in attendance.

**MOTION by GALLAGHER seconded by SLOSSON to table at the request of the applicant as noted in the letter as read above to September 13, 2005 the variance request of Sections 10.0504(E)(3)-Request to reduce rear yard from 50 feet to 25 feet and 10.0504(A)-Request to reduce minimum lot area from 30,000 square feet to 17,300 square feet; Located on the west side of Romeo Plank Road, approximately ½ mile south of 24 Mile Road; Section 17; Peter and Corrina Freeman, Petitioner. Permanent Parcel No. 08-17-251-003.**

**MOTION carried.**

6. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;  
Permission to vary section: 10.0404(A)(6) Request to reduce minimum width and public road frontage requirement of 300 feet.  
Located on the east side of Hayes, south of 26 Mile Road; Section 6; Consumers Energy Company, Petitioner. Permanent Parcel Nos. 08-06-100-031; 08-06-300-001 and 08-06-300-005.

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Chairman FLORENCE read the findings and recommendations of July 7, 2005. They are as follows:

The petitioner is requesting allowance to create a parcel that will have frontage on 3 streets—25 Mile, 26 Mile and Hayes Roads, with less than the required 300' of frontage on each street. The easements are planned at 99' wide.

The Consumers Energy Company provides service to Macomb Township and other communities, utilizing easements and parcels of a size necessary to accommodate gas regulators and other equipment. The petitioner has requested a split combination from the Township assessor and has been denied because of the lack of 300' frontage on a major road.

**RECOMMENDATION:**

It is recommended that the variance request be approved. The gas company provides an essential service to the Township utilizing easements with larger parcels needed to provide for gas equipment. Gas lines are usually underground with above ground equipment, allowed via Planning Commission approval being buffered from residential areas by the use of greenbelts and fences.

The following letter of explanation was submitted by the petitioner dated April 25, 2005 as follows:

“Consumers Energy Company has submitted a land division/combination request for a proposed buffer zone in the area of our Macomb Junction Gas Regulator Site. We have been informed that we need a variance from the Zoning Ordinance for the 300' width minimum requirement and public road frontage to parcels over 10 acres.

Again this land is for a buffer zone and we are requesting the lot split to accommodate proper tax records for the former owners of this property.

A variance being granted from the 300' frontage and public road requirement would allow the lot split/combination to take place and the former owners of the property to receive tax information that relates only to the property that they now own.”

Bill Guzynski, petitioner, was in attendance and stated the site in question currently contains a valve where they perform operation and maintenance of pipelines. We recently purchased property north and south of the site as a buffer zone from further residential development encroaching next to the site. We are not looking to do any expansions to the facility but as a buffer zone.

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Public Portion:

Tony Haddad, 55614 Serene Drive, asked if the buffer zone was going to be greenbelt buffer zone and if they were going to add to the facility.

Bill Guzynski stated the property in question currently has a lot of foliage and they were planning to leave it in its natural state. He stated at the present time there is no plans to expand but can not project what will happen in the next 5 to 10 years.

**MOTION by GALLAGHER seconded by POPOVSKI to close the public portion.**

**MOTION carried.**

**The following resolution was offered by POPOVSKI and seconded by SLOSSON:**

**Whereas, it has been satisfactorily presented that special conditions prevail that would cause an unnecessary hardship if the request would be denied and that conditions exist that are unique to the property and the granting of the request would not confer special privileges for the petitioner that would be denied other similar properties, that the variance request would be consistent with the spirit and intent of the Macomb Township Zoning Ordinance No. 10 under the findings and facts herein set forth;**

**Now, therefore, be it resolved that pursuant to the action of the Board that Section 10.0404(A)(6)-Request to reduce minimum width and public road frontage requirements of 300 feet; Located on the east side of Hayes Road, south of 26 Mile Road; Section 6; Consumers Energy Company, Petitioner. Permanent Parcel No. 08-06-100-031, 08-06-300-001 and 08-06-300-005. The variance was granted.**

**MOTION carried.**

6. **VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;**  
Permission to vary section: 10.0311(c) Request to allow a setback of 90.3' rather than 110'.  
Located on North side of 25 Mile Road, 1,066' East of Hayes Road; Section 6;  
Andrew Eskelinen, Petitioner. Permanent Parcel No. 08-06-300-030.

Chairman FLORENCE read the findings and recommendation of July 7, 2005. They are as follows:

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The petitioner is requesting permission to reduce front yard setback requirement from 110' to 90.3'. Presently, the subject property is part of a parcel proposed for the River Pointe Subdivision. The River Pointe Subdivision received tentative preliminary plat approval from the Township Board April 13, 2005. Subject property is proposed lot 33 of the River Pointe Subdivision. The applicant has submitted a proposed land division request that would remove subject property from the River Pointe Subdivision to be a stand alone parcel. Since subject property contains an existing residence, the existing front yard setback of 90.3' would not meet the ordinance requirement of 110'.

As a stand alone parcel, subject property would front on 25 Mile Road and back to proposed Clinton Avenue. At present the site is accessed from 25 Mile Road. If subject property remains part of the River Pointe Subdivision, the 20' wide landscape easement would run in front of the existing residence and access to the site would be from Clinton Avenue.

Further, it is recognized that the parcel to be created would allow for a rear yard of 32 ft. which is 3 ft. less than the required 35 ft. minimum. It must be noted that the north line of the proposed newly created parcel would be the south line of proposed Clinton Ave. and when the plat is accepted the setback would be in accordance with the required setbacks along Clinton Ave. The proprietor requested a variance from this provision as part of the subject application but the Building Official struck it off as unnecessary since the purposed for the proposed parcel division is to remove subject parcel from the proposed plat which can only be created by extending Clinton Ave. east in front of subject parcel. The ZBA can go on record with an interpretation acknowledging the Building Official's position in this regard.

**RECOMMENDATION:**

It is recommended that the variance request be approved for the following reasons;

1. The variance as requested would allow the existing residence to remain intact fronting on 25 Mile Road with access from 25 Mile Road.
2. The variance would allow subject parcel to be separated from the River Pointe Subdivision and function as a stand alone parcel separate from the other parcels within the River Pointe Subdivision. This appears logical to the undersigned since subject property contains an existing historical structure and the balance of the subdivision would be new homes obviously different in architectural style from the existing farmhouse. Since the farmhouse orients visually and functionally to 25 Mile Road, it is more logical that the existing structure on subject site be separate on a stand alone parcel than being part of the River Pointe Subdivision.

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3. This recommendation is subject to the following conditions:
  - a. That no access from subject property shall be obtained from Clinton Avenue.
  - b. That subject parcel shall not be divided further into separate parcels in the future.
4. The Zoning Board should acknowledge that the Building Official struck the request to vary the setback off the rear property line and that the Board should further vote to support the position of the Building Official that the variance is not necessary since the parcel to be created would front on a local public street (Clinton Ave.) in the proposed River Pointe Subdivision.

The following letter of explanation was submitted by the petitioner dated June 1, 2005 as follows:

“Hardships that will occur without the variance will be a loss to our historic farmhouse that is our home.

Our conditions and circumstances unique to the property is there is historic value to the community with a farmhouse still around.

Conditions and circumstances were not created by the owners because the building has existed and been approved in the past.

We feel our request for variance will not confer special privileges that are denied other properties that are similar because this is a unique peace of history that stands alone.

Request for Variance #1

Section 10.0704.D.3.b. specifies a required rear yard of 65 feet when a residential rear yard abuts a public street R.O.W., or 125 feet from the centerline of 25 Mile Road. The existing farmhouse has a minimum rear yard setback of 90.3 feet from the centerline of 25 Mile Road.

Rationale for this Request

The existing farmhouse was built ca 1905, facing towards and with a driveway out to 25 Mile Road. Mr. Eskelinen has lived at this residence with his family since 1978. Within the past few years, Pine Pointe and The Rivers subdivisions have been developed east and west of the Eskelinen homestead. The southernmost of the east-west streets in these two developments is Clinton Avenue; its centerline is located 237 feet north of the centerline of 25 Mile Road.



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When Mr. Eskelinen's proposed River Pointe subdivision was previously approved by Macomb Township in the fall of 2003, the setbacks from 25 Mile Road and the proposed Clinton Avenue were approved under the ordinance. At that time, Mr. Eskelinen's intention was to cease the use of the existing driveway to 25 Mile Road and use a new drive to Clinton Avenue. His existing front yard would become a rear yard, with the usual landscaped area along 25 Mile Road. Under the newer ordinance, the existing setback to 25 Mile Road is too small for a rear yard (with the landscape easement in the case of a subdivision), or a front yard (in the case of a land division).

Mr. Eskelinen's current intent is to split off the existing homestead from the proposed River Pointe subdivision, and change his current driveway out to Clinton Avenue. The extensive plantings he has (see attached photos) will continue to provide screening from both Clinton Avenue and 25 Mile Road.

Mark Simpson, representative, was in attendance.

Public Portion: None.

**MOTION by GALLAGHER seconded by SLOSSON to close the public portion.**

**MOTION carried.**

**The following resolution was offered by GALLAGHER and seconded by SLOSSON:**

**Whereas, it has been satisfactorily presented that special conditions prevail that would cause an unnecessary hardship if the request would be denied and that conditions exist that are unique to the property and the granting of the request would not confer special privileges for the petitioner that would be denied other similar properties, that the variance request would be consistent with the spirit and intent of the Macomb Township Zoning Ordinance No. 10 under the findings and facts herein set forth;**

**Now, therefore, be it resolved that pursuant to the action of the Board that Section 10.0311(C)-Request to allow a setback of 90.3 feet rather than 110 feet; Located on the north side of 25 Mile Road, 1,066 feet east of Hayes Road; Section 6; Andrew Eskelinen, Petitioner. Permanent Parcel 08-06-300-030. The variance is granted based upon the conditions as follows:**

- 1. The variance as requested would allow the existing residence to remain intact fronting on 25 Mile Road with access from 25 Mile Road.**

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2. **The variance would allow subject parcel to be separated from the River Pointe Subdivision and function as a stand alone parcel separate from the other parcels within the River Pointe Subdivision. This appears logical to the undersigned since subject property contains an existing historical structure and the balance of the subdivision would be new homes obviously different in architectural style from the existing farmhouse. Since the farmhouse orients visually and functionally to 25 Mile Road, it is more logical that the existing structure on subject site be separate on a stand alone parcel than being part of the River Pointe Subdivision.**
3. **This recommendation is subject to the following conditions:**
  - a. **That no access from subject property shall be obtained from Clinton Avenue.**
  - c. **That subject parcel shall not be divided further into separate parcels in the future.**
4. **The Zoning Board should acknowledge that the Building Official struck the request to vary the setback off the rear property line and that the Board should further vote to support the position of the Building Official that the variance is not necessary since the parcel to be created would front on a local public street (Clinton Ave.) in the proposed River Pointe Subdivision.**

**MOTION carried.**

8. **VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;**  
Permission to vary section: 10.0704(3)(c) Request to create 2 lots with a depth of less than 120 feet.  
Located on South side of 24 Mile Road, 1 1/2 miles East of Romeo Plank; Section 16; Thomas Bernasconi Trust, Petitioner. Permanent Parcel No. 08-16-100-015.

Chairman FLORENCE read the findings and recommendations of July 7, 2005. They are as follows:

The petitioner is requesting permission to create 2 lots in the proposed Char Estates that will not meet the dimension requirements of the zoning ordinance.

The petitioner is planning to develop the Char Estates Subdivision. The south portion of the plat contains a cul-de-sac which creates an odd-shaped parcel upon which the petitioner originally planned to develop a park.

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The plan has been revised to eliminate the park and add portions of the park to each of the adjoining lots. However, the shallowness of the additions to each of the adjoining lots would create a situation where the lots could no longer meet the standards of the zoning ordinance. The petitioner proposes to file with the Township a footprint of the building proposed for each of the 2 created lots.

**RECOMMENDATION:**

It is recommended that the variance request be approved with the understanding that the petitioner will file with the plat, a drawing depicting the footprint of the structures planned for each lot.

The following letter of explanation was submitted by the petitioner dated May 25, 2005 as follows:

“As shown on the preliminary plat that was presented to the Planning Commission on May 17, 2005, there was an open space (park) area that was proposed between lots 17 and 18. The Township planner recommended to the board that this area be divided between lots 17 and 18 since this park would serve no real benefit to the lot owners of Char Estates.

In doing so this created a non-conforming lot due to depth. The midpoint distance of Lot 17 is approximately 104.40 feet deep. Though the midpoint distance is less than the required 120 feet, the lot has gained substantial width and area with the elimination of the park area. This is depicted on the attached variance drawing, sheet 2. Since “Char Estates” is uniquely located between two proposed subdivisions (Harmony Acres and Wellington Estates) we must design a layout that will make use of these of the stub streets (Tranquility Drive and Hayward Drive) and allow for adequate traffic circulation. Other layouts were explored with the planner and the one currently presented makes best use of the parcel given the circumstances as stated above.

If the variance is not granted, the hardship that would occur would be that the park area as shown on sheet 1 of the variance drawing would possibly become a maintenance /nuisance issue for the future homeowners of Char Estates.”

Tom Bernasconi, petitioner, was in attendance.

Public Portion: None.

**MOTION by GALLAGHER seconded by SLOSSON to close the public portion.**

**MOTION carried.**

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**The following resolution was offered by GALLAGHER and seconded by POPOVSKI:**

**Whereas, it has been satisfactorily presented that special conditions prevail that would cause an unnecessary hardship if the request would be denied and that conditions exist that are unique to the property and the granting of the request would not confer special privileges for the petitioner that would be denied other similar properties, that the variance request would be consistent with the spirit and intent of the Macomb Township Zoning Ordinance No. 10 under the findings and facts herein set forth;**

**Now, therefore, be it resolved that pursuant to the action of the Board that Section 10.0704(3)(c)-Request to create 2 lots with a depth of less than 120 feet; Located on the south side of 24 Mile Road, 1 ½ miles east of Romeo Plank Road; Section 16; Thomas Bernasconi Trust, Petitioner. Permanent Parcel No. 08-16-100-015. The variance was granted conditioned that the petitioner will file with the plat, a drawing depicting the footprint of the structures planned for each lot.**

**MOTION carried.**

9. **VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;**  
Permission to vary Section 10.1065(I)(3) Requesting a sign larger than 1/3 size of the ground sign.  
Located on Southeast corner of 22 Mile and Romeo Plank Roads; Section 28; Phillips Sign and Lighting, Petitioner. Permanent Parcel No. 08-28-101-010.

Chairman FLORENCE read the findings and recommendations of July 7, 2005. They are as follows:

The petitioner is requesting allowance to provide 3 signs on a single parcel of property. The parcel involved is located on the southeast corner of 22 Mile and Romeo Plank Roads. The immediate corner which contains a hardware store, bar, and residence is not part of the petitioner's property.

Currently, a commercial strip center is being constructed on the site. The site plan for the Waldenburg Plaza was approved by the Planning Commission on March 16, 2004. The plan approved by the Planning Commission involves a strip center and a bank. The approved site plan noted 2 signs on the approved plan— one for the Warren Bank, fronting on Romeo Plank, and a second sign for the balance of the center fronting on 22 Mile Road.

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The petitioner for the Waldenburg Plaza is now proposing 3 signs—one for the bank and 2 for the center (one each on Romeo Plank and 22 Mile Road). The Planning Commission was specific in approving the site plan with 2 signs—one for the bank and one for 22 Mile Road. The petitioner still has the option of providing 2 signs—one each on Romeo Plank (the bank could be advertised on the Romeo Plank sign) and one on 22 Mile Road. This would be typical as with other such centers—2 signs are allowed where the immediate corner is not part of the total project and would provide the visibility as noted by the petitioner.

The petitioner has commented in the accompanying letter that without the third sign, visibility will be limited. The Township Zoning Ordinance does not prohibit adequate signage since two signs, one on each road is allowed. But the petitioner is seeking the third sign since it is the proposal of the project to allow the Warren Bank to have its own free standing sign. It is further noted that bank is part of the site and therefore must comply with the requirements of the zoning ordinance.

Once again, the petitioner may opt to have 2 signs to provide the required visibility for the center.

As noted above the petitioner indicates the need for the sign variance for visibility. The Consultant notes that the ordinance allows the second sign to provide the necessary visibility. (The petitioner wants 3 signs—2 for the center, and 1 for the bank.) The petitioner can develop 2 signs that are necessary for the visibility and could include the bank advertising on the second sign which would be located on Romeo Plank.

**RECOMMENDATION:**

It is recommended that the variance request be denied for the following reasons:

1. Compliance with the strict letter of the sign requirement, as approved by the Planning Commission, would not unnecessarily prevent the ownership from using the property as zoned. Other commercial centers planned in Macomb Township (those that have major road frontages and an excluded corner) will be required to comply with the same sign requirements which is evidence that the proper sign requirement would not be unnecessarily burdensome.
2. The granting of a variance as requested would give to the applicant an advantage or benefit not received by any other property owners in commercial centers developments in Macomb Township. The other owners are or will be required to comply with the sign requirements. As a result the other property owners do not have the opportunity to make use of 3 signs as proposed by the petitioner.

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3. There is nothing unusual about the parcel in question that sets it apart from other parcels in area or in Macomb Township. There is nothing to prevent any part of the sign requirements from being maintained. For example, there are no significant grade differences or natural feature such as a stream or wetland to prevent full use of the parcel according to the ordinance as written.
4. The variance would amount to increasing the petitioner's signage by 50%.

It is noted that the petitioner refers to the property in question as a shopping center which is inaccurate since by definition of the Macomb Township zoning ordinance, it does not contains the ingredients to be designated a shopping center. The Township has interpreted the zoning ordinance as it relates to signage for strip centers to allow 2 signs where the immediate corner is not a part of the strip center. The petitioner is seeking additional signage. The Planning Commission agreed to 2 signs which follow the interpretation of the zoning ordinance by the Township.

Greg Morgan, petitioner, was in attendance and indicated that since Daryl Swain (representative for the plaza), was not in attendance he asked that item be tabled to the next regular meeting.

**MOTION by GALLAGHER seconded by POPOVSKI to table at the petitioner's request until September 13, 2005, the variance request of Section 10.1065(I)(3)-Requesting a sign larger than 1/3 size of the ground sign; Located on the southeast corner of 22 Mile Road and Romeo Plank Road; Section 28; Phillips Sign and Lighting, Petitioner. Permanent Parcel No. 08-28-101-010.**

**MOTION carried.**

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. PLANNING CONSULTANTS COMMENTS

None.

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13. MOTION TO RECEIVE AND FILE ALL CORRESPONDENCE IN  
CONNECTION WITH THE AGENDA

**MOTION by GALLAGHER seconded by SLOSSON to receive and file all  
correspondence.**

**MOTION carried.**

**ADJOURNMENT**

**MOTION by SLOSSON seconded by POPOVSKI to adjourn the meeting at 7:43  
P.M.**

**MOTION carried.**

Respectfully submitted,

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Brian Florence, Chairman

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Dawn Slosson, Secretary

Beckie Kavanagh, Recording Secretary  
BK